



City of Albuquerque

Legislative File Number R-06-81 (version 2)

CITY of ALBUQUERQUE SEVENTEENTH COUNCIL

Adopting Interim Design Regulations Pursuant to Enactment No. R-2006-33 (R-06-53) For the Interim Development Management Area For the Area Around Gibson Boulevard SE and the South Campus of the University of New Mexico; Prohibiting Certain Development Approvals for Properties Zoned C-1, C-2, C-3, O-1, R-C or SU-1, Unless Interim Design Regulations Are Met (Benton)

CITY of ALBUQUERQUE SEVENTEENTH COUNCIL

ADOPTING INTERIM DESIGN REGULATIONS PURSUANT TO ENACTMENT NO. R-2006-33 (R-06-53) FOR THE INTERIM DEVELOPMENT MANAGEMENT AREA FOR THE AREA AROUND GIBSON BOULEVARD SE AND THE SOUTH CAMPUS OF THE UNIVERSITY OF NEW MEXICO; PROHIBITING CERTAIN DEVELOPMENT APPROVALS FOR PROPERTIES ZONED C-1, C-2, C-3, O-1, R-C OR SU-1, UNLESS INTERIM DESIGN REGULATIONS ARE MET.

WHEREAS, Enactment No. R-2006-33 established an Interim Development Management Area (“IDMA”) and authorized the creation of a Sector Development Plan for the area around the south campus of the University of New Mexico and Gibson Boulevard as more specifically shown in Exhibit A attached hereto; and

WHEREAS, an IDMA is an area within the City for which interim design regulations are adopted to regulate development during the period when a new sector plan is under development or an existing sector plan is undergoing revision. The purpose of an IDMA is to allow the City to advance the health, safety and welfare of the public and to further goals and policies adopted by the

Council; and

WHEREAS, the purpose of interim design regulations is to prevent development that would adversely impact the goals of the planning process that is underway; and

WHEREAS, the Council intends that the Sector Development Plan for the area depicted in Exhibit A should be completed as soon as possible and submitted to the Environmental Planning Commission by March of 2007 and to the City Council by May of 2007; and

WHEREAS, Section II.B.5 of the Albuquerque/Bernalillo County Comprehensive Plan contains numerous land use policies applicable to the area depicted on Exhibit A, such as the support of quality infill development and redevelopment, the balance of housing with land supply, the encouragement of quality site design and the full use of existing commercial zoning and its infrastructure; and

WHEREAS, development proposals submitted for approval in the IDMA during the development of the Sector Plan that are not consistent with the goals set forth in Policies II.B.5 of the Albuquerque/Bernalillo County Comprehensive Plan and the intent of the planning process set forth in Enactment No. 2006-33 will impair the ability of the City to provide for the public's health, welfare and safety; and

WHEREAS, certain changes to land uses and economic activities are required within the IDMA to provide measures and guidelines that ensure the planning process can be successfully completed; and

WHEREAS, the interim design regulations for this area should preserve the opportunity for commercial uses in the IDMA as depicted in Exhibit A until the demand for commercial space increases.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. The Interim Design Regulations ("Interim Regulations") attached hereto as Exhibit B are adopted for all properties within the IDMA that

are zoned C-1, C-2, C-3, O-1, R-C, or SU-1 where the use is commercial or office.

Section 2. Upon the effective date of this resolution for a period of 12 months, no application to the City for building permit, design review, or special exception (including conditional use approval) shall be approved for such properties unless the application complies with the Interim Regulations. Such applications shall also meet all other applicable City design and land use requirements.

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